



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

November 24, 2014

Kevin Peterkin
Kettler
1751 Pinnacle Drive, Suite 700
McLean, VA 22102

RE: SDP-14-024, Downtown Columbia Warfield
Parcels C-1 and C-2 – Planning Board

Dear Mr. Peterkin:

The Planning Board of Howard County acted to **approve** the above referenced plan on November 20, 2014, subject to adequately addressing all remaining technical comments provided by the SRC and adoption of the alternative timing for CEPPA #12, which is necessitated by the complexity of involving numerous property owners in the design and granted of easements, to be amended as follows:

1. Prior to Planning Board approval of a site development plan for the 500,000th SF of development under the Downtown Revitalization provisions, the Planning Board must have approved the site development plan for all phases of the multiuse pathway extending from Howard County General Hospital to Blandair Park excluding *completion of the design and construction work* for the Rt. 29 crossing, for which the Howard Hughes Corporation will pay the County, *prior to the issuance of the building permit for SDP-14-024*, \$500,000 in cash to be used to improve the appearance and safety of the MD 29 pedestrian bridge.
2. Prior to issuance of a building permit for the 500,000th SF of development under the Downtown Revitalization provisions, grading permit(s) must have been, issued for all pathway segments. Grading permit(s) may be issued upon signature of the approved site development plan.
3. Prior to issuance of an occupancy permit for the 500,000th SF of development under the Downtown Revitalization provisions, the entire pathway must be completed. *If the Howard Hughes Corporation finds there are significant delays due to failure to obtain easements for a particular property or other extraordinary complication, the Planning Board will reconsider alternative timing for the completion of the Multi-Use Path.*

A copy of the decision is included for your files.

You may submit the original drawings to the Department of Planning and Zoning for signature approval once the comments and the attached items have been complied with. If you have any questions regarding a specific comment, please contact the review agency prior to submitting the original plan.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara V. Milay". The signature is fluid and cursive, with a long horizontal stroke at the end.

Executive Secretary
Howard County Planning Board

Enclosure

cc: Research
DED
Real Estate Services, DPW
Todd Brown
Gutschick, Little and Weber
Mark Thompson
Mary Kay Sigaty
Mary Clay
Jen Terrasa



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November 21, 2014

Kevin Peterkin
Kettler
1751 Pinnacle Drive, Suite 700
McLean, VA 22102

RE: SDP-14-024, Downtown Columbia Warfield
Parcels C-1 and C-2

Dear Mr. Peterkin:

The Howard County Planning Board, at its regularly scheduled meeting held on November 20, 2014, considered the above referenced Site Development Plan consisting of 2 parcels on a total of 4.96± acres of land zoned NT-DMUA for the construction of 2 mixed use apartment-retail buildings totaling 437 dwelling units.

Based upon the testimony presented, the Planning Board:

- ☒ **Approved the plan** *with alternative CEPPA language
- ☐ **Approved the plan with modifications**
- ☐ **Denied the plan**

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.



Chairperson
Howard County Planning Board

cc: Research
DED
GLW
Brian Spencer
Todd Brown
Mark Thompson
Mary Kay Sigaty
Mary Clay
Jen Terrasa

* Necessitated by the complexity of involving numerous property owners in the design and granting of easements CEPPA #12 timing is amended as attached and included in the November 21, 2004 letter from the Planning Director / Executive Secretary of the Planning Board.